

SUBJECT **The Courtyards At Desert Park - 12-AB-2005**

1. Abandon:
 - City Right-of-Way driveway entrance containing an area of approximately 1,299 square feet.
2. Release:
 - Public Utility Easement containing an area of approximately 850 square feet, located along the north and south sides of the driveway.
 - Sight distance Easement containing an area of approximately 354 square feet, located along the north and south sides of the driveway.
3. Dedicate
 - Non-Vehicular Access Easement containing an area of approximately 63 square feet to be located along the location proposed to be abandoned.
 - Sight Distance Easement containing an area of approximately 225 square feet and located at the southern portion of the proposed driveway.
 - Public Utility Easement containing an area of approximately 445 square feet and located across the eastern portion of the proposed driveway.
 - Sidewalk Easement containing an area of approximately 539 square feet and located across the eastern portion of the proposed driveway.

34-DR-2004 Courtyards at Desert Park, DC Ranch

LOCATION	South of the E. Union Hills Drive and Thompson Peak Parkway intersection
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General Location Map

development of the southern parcels of the DR Ranch Master Plan. Since then the Courtyards at Desert Park Parcel T5A/B has been revised. The driveway entrance to Parcel T5A/B must be abandoned and moved to the south to accommodate the revised plans for the Courtyards.

Zoning.

This property is zoned Multiple-Family Residential (R-5/PCD).

Context.

This property is located at the southwest corner of E. Union Hills Drive and Thompson Peak Parkway. This property is located within the DC Ranch Master Planned Community and is part of DC Ranch's Town Center study area located at the core of the community. The Town Center is planned for single-family homes and mixed-use development consisting of office, retail, and integrated residential uses.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

This request is to move the existing driveway location on Thompson Peak Parkway approximately 65-feet to the south to accommodate the ingress and egress to the condominium project. All existing easements associated with this driveway location will be released and rededicated with this application.

IMPACT ANALYSIS

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

Community Involvement.

The proposed driveway relocation will have no impact on the community.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval.

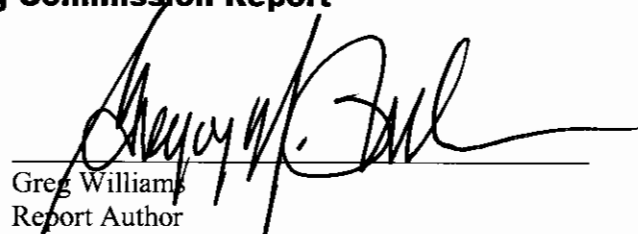
RESPONSIBLE DEPT
(S)

Planning and Development Services Department

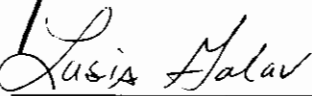
STAFF CONTACT (S)

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APPROVED BY



Greg Williams
Report Author



Lusia Galav, AICP
Current Planning Director

ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Easements and Right-of-Ways
5. Area Trails Plan
6. Abandonment Area
7. City Notification Map

CASE 12-AB-2005

Department Issues Checklist

Transportation

☒ **Support**

The Transportation department is in support of the driveway abandonment and relocation.

Trails

☒ **Support**

The City Trails Department has no requirements for this property in accordance with the City's Trails Master Plan.

Adjacent Property Owner Notification

☒ **Support**

The applicant noticed 5 immediately adjacent property owners. There were no responses or objections to the abandonment.

Public Utilities

☒ **Support**

Letters of consent to the abandonment are on file from the affected utilities.

Emergency/Municipal Services

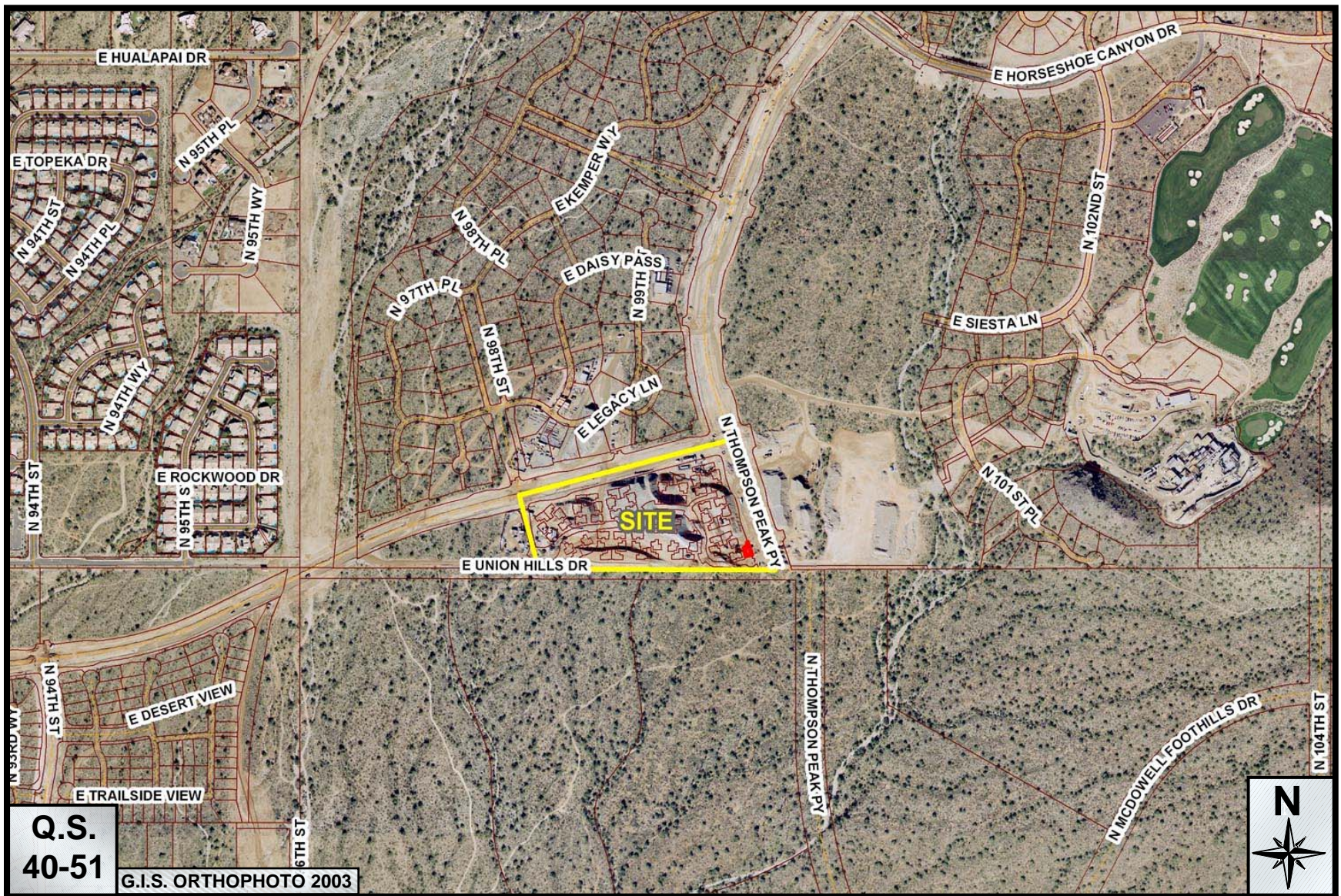
☒ **Support**

The proposed abandonment does not restrict access to emergency and service vehicles.

Water/Sewer Services

☒ **Support**

The water department is in support of this request.



The Courtyards At Desert Park

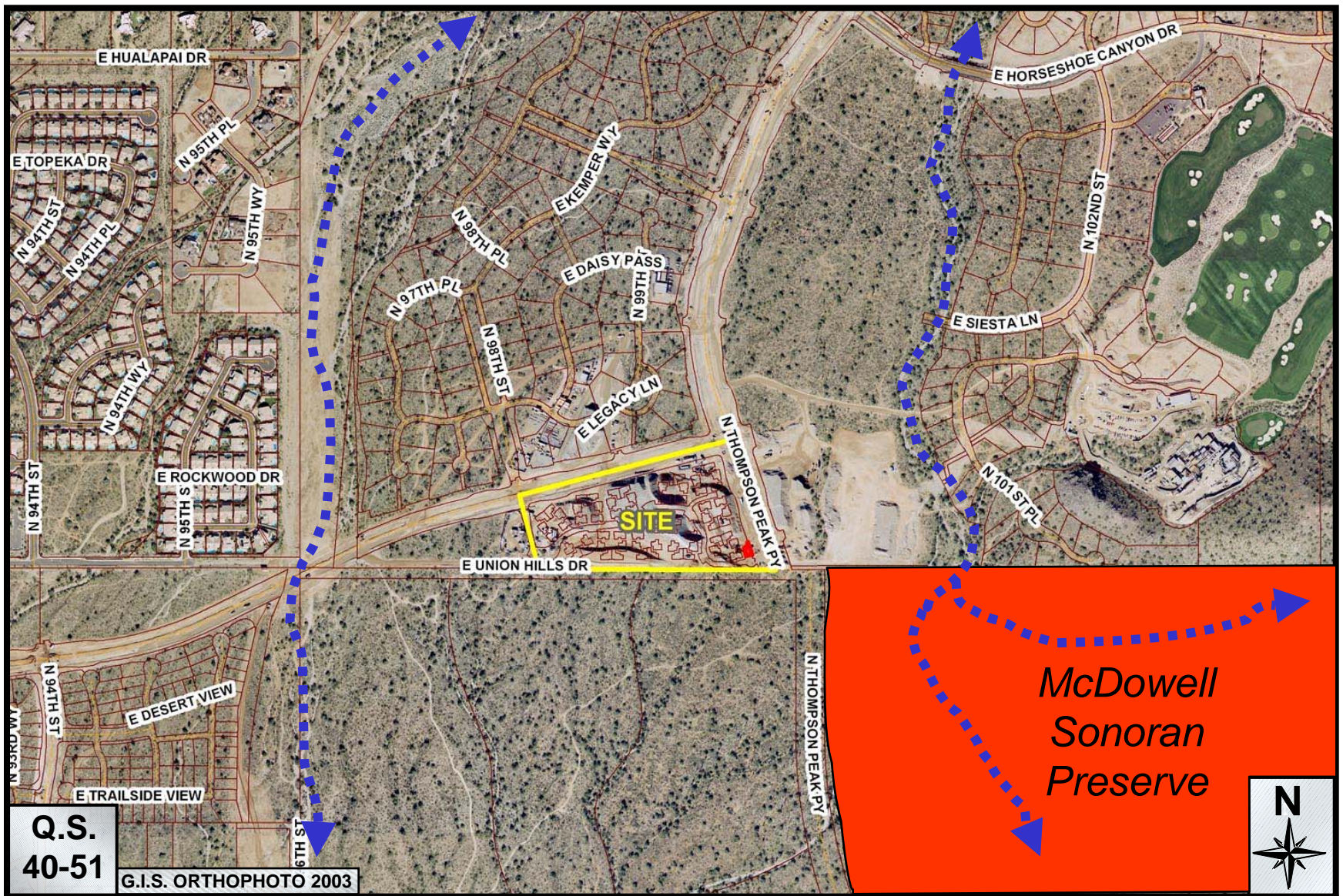
12-AB-2005

ATTACHMENT #2



The Courtyards At Desert Park

12-AB-2005



The Courtyards At Desert Park

■ ■ ■ ■ Master Planned Trails

12-AB-2005

ATTACHMENT #5

COURTYARDS AT DESERT PARK DC RANCH PARCEL T5A/B

THOMPSON PEAK PARKWAY

M.U.P.P.E.

EX. 25'X25'
S.D.E.

W.B.O.

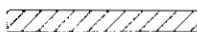

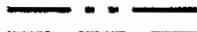

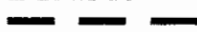


25'X25'
S.D.E.

EX. 25'X25'
S.D.E.

M.U.P.P.E.
25'X25'S.D.E.

8'
P.U.E.

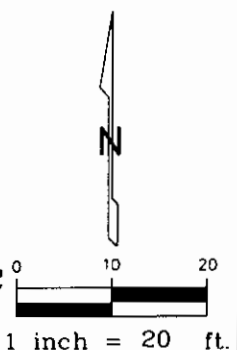
EASEMENT ABANDONMENT AND REDEDICATION

-  NEW S.D.E.
-  S.D.E. RELEASE
-  R.O.W. ABANDONMENT
-  NEW P.U.E.
-  P.U.E. RELEASE
-  NEW M.U.P.P.E.
-  NEW V.N.A.E.

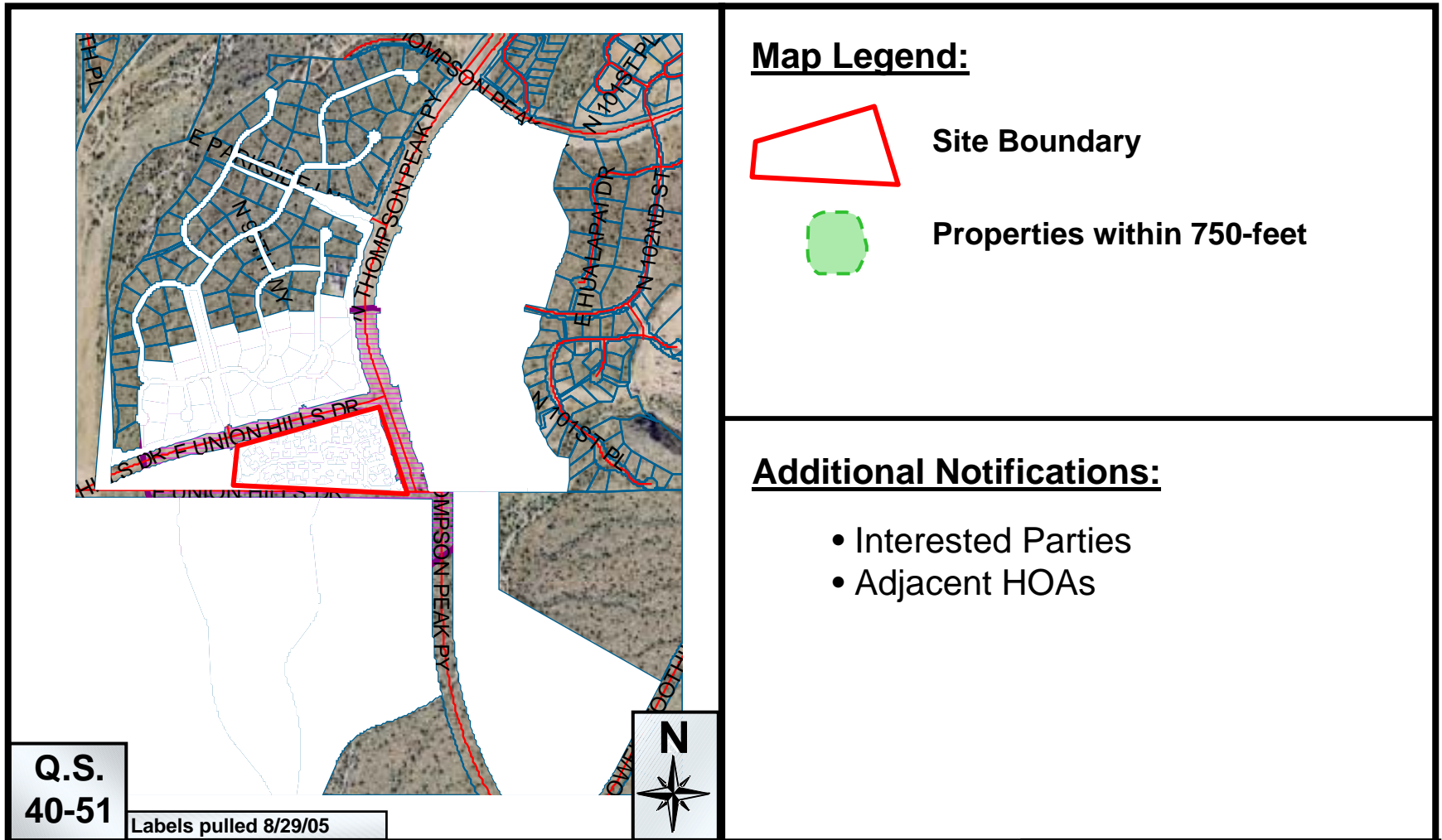
PROJECT NO. 042121
DRAWING NO. FOR REVISIONS
SHEET 1 OF 1
DATE 05/27/05
DRAWN BY J. SANCHEZ

ENGINEER: WOOD, PATEL AND ASSOC.
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**COURTYARDS AT
DESERT PARK DC
RANCH PARCEL
T5A/B**



City Notifications – Mailing List Selection Map



The Courtyards At Desert Park

12-AB-2005

ATTACHMENT #7